

AMENDMENT NO. 3

TO THE TOWNSHIP OF KING
OFFICIAL PLAN 'OUR KING' (2019)

FOR THE

TOWNSHIP OF KING PLANNING AREA

3200 & 3250 Lloydtown Aurora Road, Kettleby

Part Lot 28, Concession 5

October, 2024

**THE CERTIFICATE PAGE FOR
AMENDMENT NUMBER 3
TO THE OFFICIAL PLAN
FOR THE TOWNSHIP OF KING**

The attached explanatory text and schedules constituting Amendment No. 3 to the Official Plan for the Township of King Planning Area, as amended (the "Official Plan"), was adopted by the Council of the Corporation of the Township of King by By-law No. 2024-083 in accordance with Sections 17 and 22 of the Planning Act, R.S.O. 1990, on the 28th day of October, 2024.

Mayor

Clerk

Certificate of Approval

AMENDMENT No. 3
TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF KING PLANNING AREA

This Official Plan document, which was adopted by the Council of the Corporation of the Township of King, is approved, pursuant to Sections 17 and 21 of the Planning Act. The amendment came into force on October 28, 2024.

Date

Director of Growth Management Services

**AMENDMENT NUMBER 3
TO THE OFFICIAL PLAN
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PLANNING AREA
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PART A: THE PREAMBLE

1. Amendment Structure

PART A - THE PREAMBLE is included for information purposes and is not an operative part of this Official Plan Amendment.

PART B - THE OFFICIAL PLAN AMENDMENT, including Schedule '1' attached hereto, indicates specific amendments to the Official Plan being affected by Official Plan Amendment No. 3 and is an operative part of this Official Plan Amendment.

2. Purpose

The purpose of this Amendment is to amend the policies contained within the Township of King Official Plan 'Our King' (2019) as they apply to the subject properties municipally addressed as 3200 and 3250 Lloydtown Aurora Road as follows:

- (i) To redesignate the subject property from "Hamlet Employment" to "Hamlet Employment – Site Specific Policy Area 5 (H-SSPA-5)" by the Township of King Official Plan as Amended and as shown on Schedule 'E3', being the Hamlet of Kettleby Land Use Designations;
- (ii) To permit additional Employment Uses on the subject lots, including Contractor Establishments, Transportation Depots or Terminals and Manufacturing, Assembly and Processing;
- (iii) To permit Major Development on the subject lots subject to a Site Plan Development Control;
- (iv) To permit Outdoor Storage on the subject lots subject to a Site Plan Development Control.

3. Location

The lands affected by this Amendment are located on the north side of Lloydtown Aurora Road, east of Highway 400 and west of Jane street and situated within the Hamlet Area of Kettleby. The properties are legally described as Part Lot 28, Concession 5 - King (subject lands). The property at 3200 Lloydtown Aurora Road measures 2.69 hectares and supports an office/industrial building, outbuildings, outside storage and parking areas. The property at 3250 Lloydtown Aurora Road measures 1.78 hectares and supports three industrial buildings and outside storage.

The subject lands are individually serviced by private wells and private sewage disposal systems and contain no natural heritage features. Access is provided from three access driveways from Lloydtown Aurora Road, being a road under the jurisdiction of the Regional Municipality of York. The sites are located immediately east of the Kettleby Public School and immediately west of York Pines United Church. South on Lloydtown Aurora Road are several rural residential lots supporting dwellings and accessory structures.

4. Basis

The proposed OPA is appropriate, and represents good planning, based on the following:

I. It is consistent with the Provincial Policy Statement, 2024. In particular:

- That Rural Settlement areas include Hamlets and shall be the focus of growth and development, and their vitality and regeneration shall be promoted (Policy 2.5.1.2);
- The OPA promotes healthy, integrated and viable rural areas by promoting diversification of the economic base and employment opportunities (Policy 2.5.1e);
- The OPA provides for the protection of employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations (Policy 2.8.2.2);
- The OPA protects and plans for employment areas in settlement areas by planning for employment area uses over the long-term that require those locations including manufacturing, research and development with manufacturing, warehousing and goods movement and associated retail and office uses (Policy 2.8.2.3);
- The OPA plans for the appropriate planned function of the employment area in maintaining land use compatibility between sensitive land uses and employment areas to maintain long-term operational and economic viability (Policy 2.8.2.4);
- The OPA considers natural heritage features on adjacent lands and the requisite study and evaluation has demonstrated no negative impacts on the features or their ecological functions (Policy 4.1.8).

II. The proposal conforms with the Oak Ridges Moraine Conservation Plan (ORMCP) (2017). Amended (2020). In particular:

- The subject lots are located within the Hamlet boundary of Kettleby which is considered a Rural Settlement Area under the Countryside designation of the Provincial Oak Ridges Moraine Conservation Plan (ORMCP).
- Rural Settlement Areas provide for uses such as small-scale commercial, industrial and institutional uses (Policy 13(4)2).
- The OPA provides for the expansion of an existing building or structure on the same lot and provides for the same use and demonstrates that the expansion will not adversely affect the ecological integrity of the Plan Area (Policy 6(2)(a)(b)).

- The proposal occurs within the minimum area of influence that relates to a key natural heritage feature and has provided a Natural Heritage Evaluation in accordance with Policy 22(3).

III. The proposal conforms with the Lake Simcoe Protection Plan (2009). In particular:

- The OPA proposes an expansion to an existing building for a use that was lawfully established before the LSPP came into force. The development does not expand into a key natural heritage feature or key hydrologic feature (Policy 6.45-DP).

IV. The proposal conforms with the Regional Municipality of York Official Plan (2022). In particular:

- The OPA meets the Key Guiding Planning Principle of protecting employment lands for the long-term in a well-designed and intensified built form primarily for goods and services producing business and industrial developments (Policy 1.4.4).
- The proposal for development is in the Hamlet and is of an appropriate size and scope to ensure compatibility with the surrounding community in the context of use of land buildings and structure size, area density and height (Policy 5.4.5).
- The proposal integrates and aligns land use planning and economic development goals and strategies to retain and attract investment and employment (Policy 2.3.46).
- The OPA maintains and enhances the long-term supply and viability of all employment lands designated in local municipal official plans to meet demand and locational requirements for a diverse range of employment uses (Policy 4.3.5).
- The OPA protects employment areas located adjacent to, or in proximity of goods movement facilities and corridors including existing and future major highways and interchanges, for manufacturing, warehousing, logistics and appropriate associated uses (Policy 4.3.7).
- The OPA makes efficient use of existing employment lands, including vacant and underutilized employment lands, by increasing employment densities where appropriate (Policy 4.3.8).

V. The proposal conforms with the Township of King Official Plan 'Our King' (2019). In particular:

- The OPA recognizes lands that have existing Hamlet Employment uses that have demonstrated compatibility with residential uses in the vicinity (Policy 6.2.5.1.1.).
- The proposal considers re-development of an expansion to the existing employment uses in a manner that will continue to remain compatible with residential uses in the vicinity (Policy 6.2.5.1.2.).
- The OPA considers elements of re-development that will improve the overall impact of the existing employment uses on surrounding residential uses (Policy 6.2.5.1.3.).
- The OPA considers new outdoor storage on the lots to be implemented in a manner that will not detract from the residential character of the Hamlet area (Policy 6.2.5.1.4.).
- The OPA considers re-development of an expansion to the existing employment uses that will consider sufficient off-street parking and loading facilities that will minimize the impacts of these uses on the streetscape (Policies 6.2.5.3.7. and 6.2.5.3.8.).

VI. The proposal is grounded in the principles of the overarching planning policy framework identified above, which recognizes and permits lawfully established uses and provides for their expansion. In this instance, the OPA concerns two lots designated for industrial uses since the original Township of King Official Plan was approved in 1970 and carried forward with General Industrial zoning in the Township's Official Plan in 1974. Both these documents predate the Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan, Region of York Official Plan and the current Township of King Official Plan 'Our King'.

Historical air photography demonstrates that both lots have been substantially developed with industrial buildings and outside storage uses dating back to 1995. The current use on the subject lands supports a major employer in King Township. Policies of the Region of York Official Plan and King Township Official Plan include the retention of employment and the support in growing businesses which continue to provide employment opportunities to the Region.

The OPA will facilitate the expansion of an existing business and its operations which represents a significant benefit to the Township in terms of continuous employment and non-residential growth. The expansion is sized appropriate for the scale of operations currently taking place on the property. The largest building additions will be placed at the rear of the lot whereas the façade of the building has been given an enhanced treatments and details and where landscaping is present to soften the streetscape in this location.

PART B: THE AMENDMENT

All of this part of the document entitled Part B: THE AMENDMENT, consisting of the following text and attached maps entitled Schedule '1' and Schedule '2' attached hereto, constitutes Amendment No.3 to the Township of King Official Plan 'Our King' (2019), as amended (the "Official Plan").

1. Details of the Amendment

Item 1:

Schedule 'E3', Hamlet of Kettleby Land Use Designations to the Township of King Official Plan 'Our King' (2019), as amended, is further amended by changing the land use designation from 'Hamlet Employment' to 'Hamlet Employment' Site Specific Policy Area 5 (H-SSPA-5) for the subject lands, as identified on Schedule '1' attached hereto.

Item 2:

Section 6.2.10 of the Official Plan, being the Site-Specific Policies in the Hamlets be further amended for the subject lands (3200 & 3250 Lloydtown Aurora Road, Part Lot 28, Concession 5, King), by adding the following site-specific policy:

"6.2.10.5 Hamlet Employment Site-Specific Policy Area 5 (H-SSPA-5)

On lands designated Hamlet Employment Site Specific Policy Area 5 (H-SSPA-5) as shown on Schedule E3, it is the policy of Council that:

1. The land use designation policies of Section 6.2.5 'Hamlet Employment Designation' and all other policies of this Plan apply, except as set out in this Site-Specific Policy.
2. Notwithstanding those uses permitted under Section 6.2.5.2 of this Plan, the following additional uses shall be permitted, subject to a site plan development control:
 - a. Contractor Establishments, defined as a premises used for the collection, sorting and storage of recycled building materials, but not the storage of hazardous waste or liquid industrial waste and where an Office use and Open Storage use are permitted as Specified Accessory uses.
3. Notwithstanding those uses permitted under Section 6.2.5.2 of this Plan, the following additional uses shall be permitted, subject to a zoning by-law amendment and site plan development control:
 - a. Transportation Depots or Terminals;
 - b. Manufacturing, Assembly and Processing.

4. Notwithstanding the policy under Sections 6.2.2.6 and 6.2.5.3.1, Major Development shall be permitted on the subject lots as shown on Schedule E3, subject to site plan development control.
5. Notwithstanding any policies of this Official Plan to the contrary, including Section 6.2.5.3.4, Outdoor Storage shall be permitted on the subject lots as shown on Schedule E3, subject to site plan development control.

2. Implementation and Interpretation

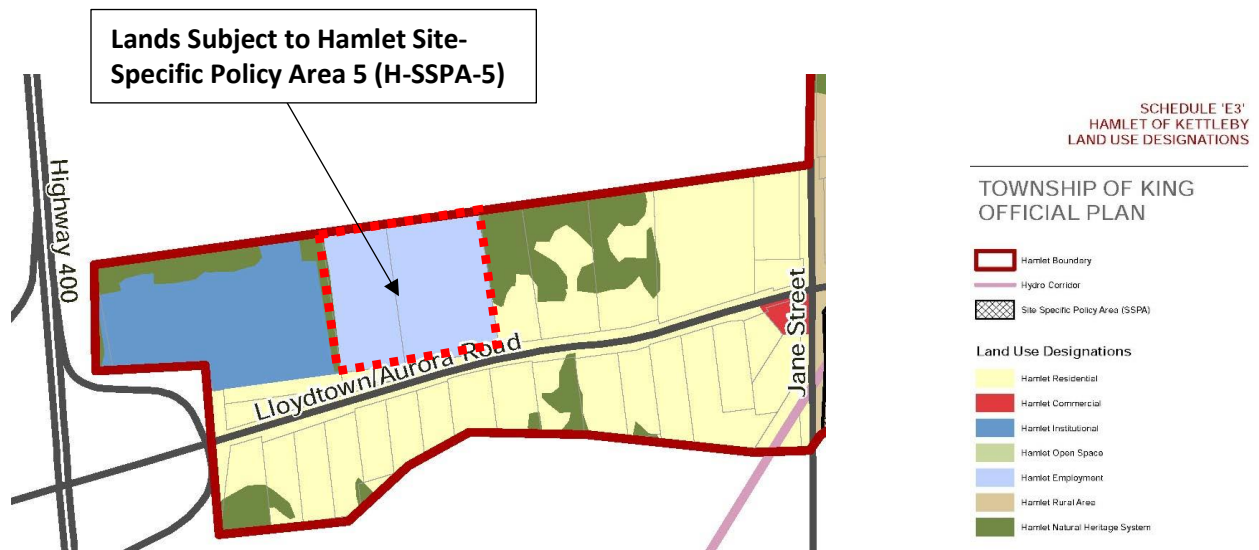
Amendment No. 3 to the Official Plan will be implemented and interpreted in accordance with the respective policies of the Official Plan of the Township of King Planning Area, as amended.

The provisions of the Official Plan as amended from time to time regarding the interpretation of the Official Plan, apply in regard to this Official Plan Amendment No. 3. In the event of conflict with the Official Plan or any amendment thereto, the provisions of this Official Plan Amendment No. 3 shall prevail unless otherwise specified.

LAND USE SCHEDULE

**PART LOT 28, CONCESSION 5
(3200 & 3250 Lloydtown Aurora Road)
TOWNSHIP OF KING**

REGIONAL MUNICIPALITY OF YORK



**FROM HAMLET EMPLOYMENT
TO
HAMLET EMPLOYMENT SITE-SPECIFIC POLICY AREA 5 (H-SSPA-5)**

THIS IS SCHEDULE "1" TO OFFICIAL PLAN AMENDMENT NO. 3